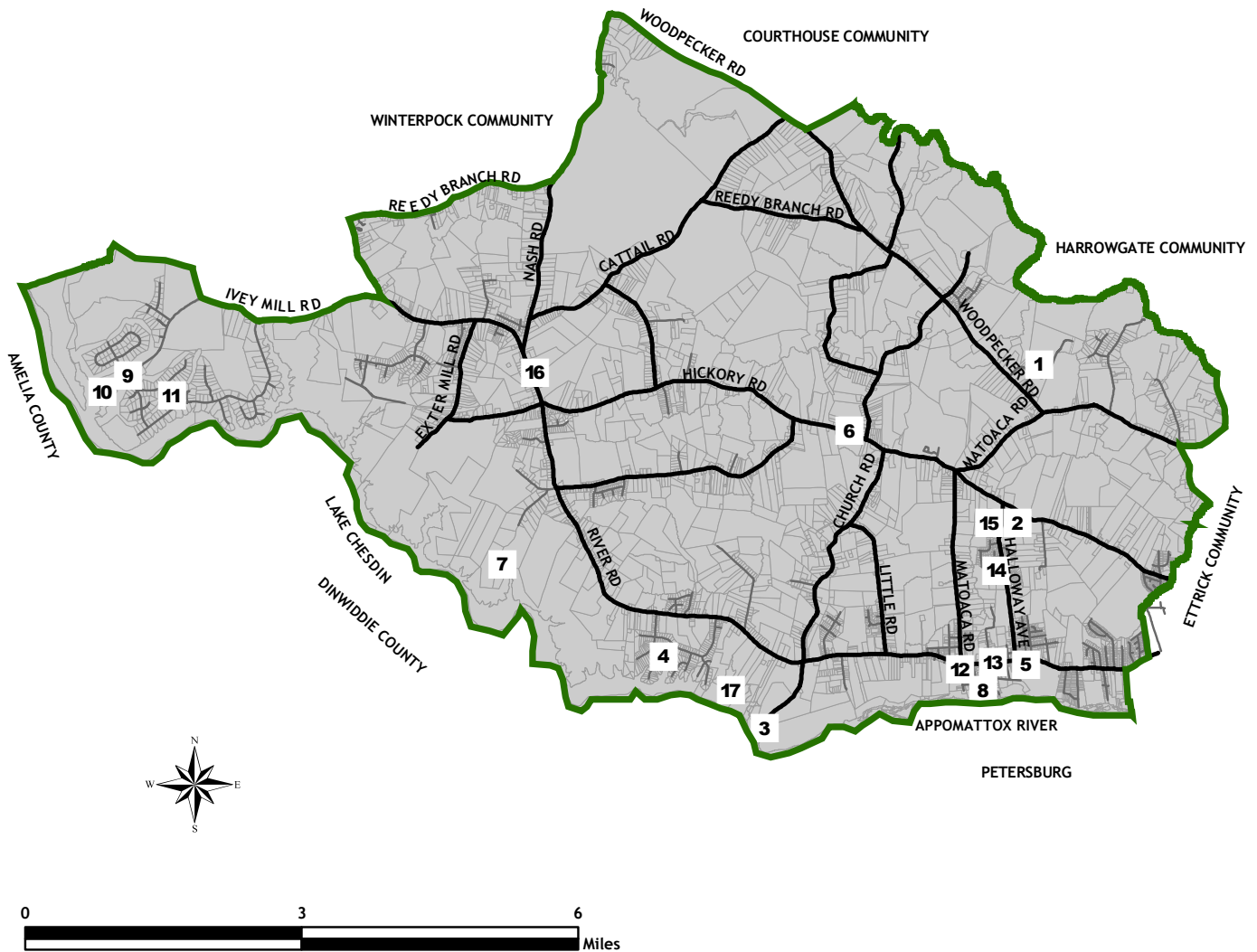


# Matoaca

- Major Roads
- Streets
- Parcels

## Matoaca Features

- |                                 |                                |                              |
|---------------------------------|--------------------------------|------------------------------|
| 1 (New) Matoaca High School     | 4 Eagle Cove Subdivision       | 11 Lake Chesdin Subdivision  |
| 2 (Old) Matoaca High School     | 5 Ettrick/Matoaca Rescue Squad | 12 Matoaca Elementary School |
| 3 Appomattox River Canoe Launch | 6 Historic Green Level House   | 13 Matoaca Fire Station      |
|                                 | 7 Historic Howlett Farm        | 14 Matoaca Middle School     |
|                                 | 8 Historic Village of Matoaca  | 15 Matoaca Park              |
|                                 | 9 Lake Chesdin Country Club    | 16 Phillips Fire Station     |
|                                 | 10 Lake Chesdin Park           | 17 Seven Springs Marina      |



# Matoaca Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

## Strengths

- Single-family housing maintenance and reinvestment
- Housing turnover
- Rental occupancy trend: 1998-2003
- Single-family housing assessment trend from 1998 through 2003
- Fire calls for service per capita

## Challenges

- High rental occupancy rates of single-family houses
- Residential code enforcement complaints per capita

## Community Characteristics

- High rate of single-family housing growth
- High rate of overall housing growth
- Low residential density
- Low percentage of multifamily (attached) housing units
- Older single-family houses
- Smaller single-family houses
- Low resale single-family housing prices
- Higher resale single-family housing price changes from 1998 through 2003
- Few business licenses issued per capita
- Many licensed home-based businesses per capita



New Matoaca High School

# Matoaca Community Summary

POPULATION GROWTH	YEAR(S)	MEASURE	MATOACA	COUNTYWIDE
Population	2004	Number of Persons	9,700	293,900
Average Annual Population Growth	1990-2004	Percentage Increase	2.1%	2%
Average Annual Population Growth	1990-2004	Numerical Increase	171	4,907
Projected Annual Population Growth	2004-2010	Percentage Increase	3.3%	2%
Projected Annual Population Growth	2004-2010	Numerical Increase	350	5,900
<b>HOUSING GROWTH (Based on Building Permits Issued For New Construction)</b>				
Single-Family Housing Growth	2003	Percentage Increase	4.04%	2.63%
Single-Family Housing Growth	2003	Numerical Increase	143	2,230
Multifamily (attached) Housing Growth	2003	Percentage Increase	0.00%	5.79%
Multifamily (attached) Housing Growth	2003	Numerical Increase	0	936
Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	4.10%	3.09%
Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	196	3,200
<b>GROWTH POTENTIAL</b>				
Housing Unit Growth Potential	2003	Units on Planned Land	7,317	103,074
Housing Unit Growth Potential	2003	Units on Zoned Land	3,124	43,588
Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	542	10,711
Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	448	8,681
Vacant Property (no assessed improvement value)	2003	Parcels	1,543	17,343
Vacant Property (no assessed improvement value)	2003	Acres	16,915	122,618
Underimproved Property (minimal improve. value)	2003	Parcels	1,760	19,319
Underimproved Property (minimal improve. value)	2003	Acres	23,446	155,428
<b>HOUSING CONDITIONS</b>				
Housing Density	2003	Units/Acre	0.10	0.39
Single-Family Housing	2003	Units	3,676	87,495
Single-Family Housing	2003	Percentage of All Housing Units	99.51%	82.12%
Multifamily (attached) Housing	2003	Units	18	16,881
Multifamily (attached) Housing	2003	Percentage of All Housing Units	0.49%	15.84%
Owner Occupied Single-Family Housing	2003	Units	3,002	78,724
Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	81.66%	89.98%
Rental Occupancy	2003	Units	674	8,771
Rental Occupancy	2003	Percentage of All SFR Units	18.38%	10.02%
Rental Occupancy Trend	1998-2003	Percentage Change	-1.40%	-0.62%
Age of Single-Family Housing	2003	Median Age in Years	26	19
Size of Single-Family Housing	2003	Median Size, in Square Feet	1,420	1,814
Single-Family Housing Turnover	2003	Percentage of Units Sold	3.75%	6.14%
Single-Family Housing Maintenance/Reinvestment	2003	Avg. Building Permit Value/Unit	\$490	\$372
Residential Code Enforcement Complaints	2003	Number	133	2,664
Residential Code Enforcement Complaints	2003	Per Capita	0.0137	0.0094

# Matoaca Community Summary

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	MEASURE	MATOACA	COUNTYWIDE
<b>All Houses:</b> Median Sales Price	2003	Sales Price	\$116,475	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	-\$13,525	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	-10.40%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	6,795	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	7.14%	6.27%
<b>New Houses:</b> Median Sales Price	2003	Sales Price	\$113,552	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$5,320	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	5.48%	6.91%
<b>Resale Houses:</b> Median Sales Price	2003	Sales Price	\$118,000	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$3,000	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	2.61%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$7,400	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	7.82%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	96%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$9,302	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	10.16%	7.93%
All Houses: Assessment Trend	2003	Increase	\$3,379	\$1,800
All Houses: Assessment Trend	2003	Increase	2.87%	1.23%
<b>PUBLIC SAFETY</b>				
Police Calls For Service	2003	Per Capita	0.4048	0.4748
Group A Crime Incidents	2003	Per Capita	0.0448	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	1.14%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0139	0.0150
Property Crime Incidents	2003	Per Capita	0.0189	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0099	0.0171
Persons on Probation	2003	Per Capita	0.0044	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.0812	0.0732
Fire Calls For Service	2003	Per Capita	0.0252	0.0287
Traffic Accidents	2003	Per Capita	0.0194	0.0230
<b>BUSINESSES</b>				
Businesses (licensed)	2003	Per Capita	0.0355	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0327	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	337	91,646
<b>COMMUNITY LIFE</b>				
Community and Other Organizations	2003	Per Capita	0.0037	0.0033